



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ15-00015
Application Type: Rezoning
CPC Hearing Date: June 18, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: 1374 George Dieter Drive
Legal Description: Portion of Lot 1, Block 23, Vista Granada Unit Three, City of El Paso, El Paso County, Texas
Acreage: 4.9675 acres
Rep District: 7
Existing Zoning: C-1 (Commercial)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From C-1 (Commercial) to C-3 (Commercial)
Proposed Use: Automobile Storage
Property Owner: George R. Gonzalez & Textape, Inc.
Representative: Georges Halloul

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial) & R-3 (Residential) / Vacant
South: C-3 (Commercial) & C-1 (Commercial) / Vacant
East: C-1 (Commercial) & R-3 (Residential) / Vacant
West: C-1 (Commercial) / Vacant

PLAN EL PASO DESIGNATION: G-4 Suburban (Walkable) (East Planning Area)

NEAREST PARK: Blackie Cheshier Park (5,064 feet)

NEAREST SCHOOL: James R. Vasquez Head Start (2,681 feet)

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 21, 2015. The Planning Division has not received any communications in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from C-1 (Commercial) to C-3 (Commercial) to permit the construction of an automobile storage lot to serve an adjacent automobile dealership. The property is currently vacant. Access is proposed from George Dieter Drive.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of rezoning the subject property from C-1 (Commercial) to C-3 (Commercial). The proposed zoning district is consistent with other C-3 (Commercial) zoning districts in immediate proximity to the subject property, and appropriate for frontage along George Dieter Drive, a major arterial. Furthermore, the proposed development is compliant with the G-4 Suburban (Walkable) land use designation in the East Planning Area.

Plan El Paso-Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the C-3 (Commercial) district is to provide goods or render services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections. EPDOT has waived the TIA.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

No objections to proposed rezoning. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping

No objection. At the time of submittal for building permits project will need to comply with all provisions of title 18.46 as applicable.

El Paso Fire Department

Rezoning request does not adversely affect the fire department.

El Paso Water Utilities

EPWU does not object to the rezoning request.

EPWU-PSB Comments

Water:

1. There is an existing 8-inch water main that extends along an existing easement and ends just south and just north of the subject property. An 8-inch diameter water main extension will be required for service along an easement thru the subject property to complete the loop.
2. There is an existing 12-inch diameter water main that extends along George Dieter Dr., located approximately 17 feet east of the right-of-way centerline. This main is available for service.
3. Previous water pressure tests from fire hydrant #8972 located approximately 65 feet north of the property, have yielded a static pressure of 100 pounds per square inch (psi), a residual pressure of 94 psi and a discharge of 993 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

1. There is an existing 8-inch diameter sanitary sewer main that extends along George Dieter Dr. located approximately 2.5-feet to 4-feet west of the property line. This main is approximately 6.5 feet deep. This main is available for service.
2. There is an existing 8-inch Diameter sanitary sewer main that extends along George Dieter Dr.

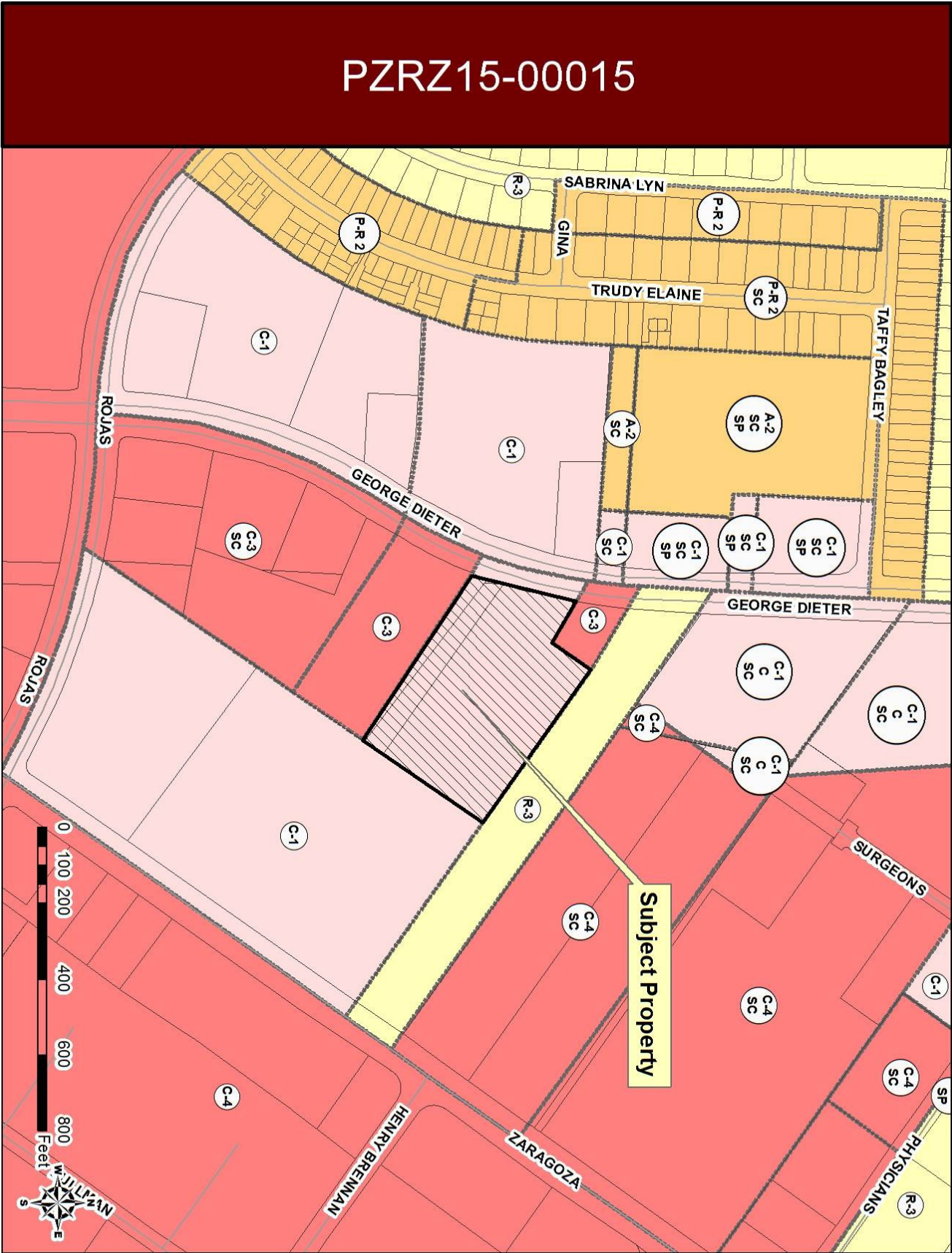
located approximately 10 feet west of the right-of-way centerline. This main is available for service.

General:

EPWU-PSB requires a new service application to provide additional services. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan



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